Demand For Non-Profit Housing in Ottawa-Carleton 1987

The Regional Municipality of Ottawa - Carleton
Planning Department
March, 1988

DEMAND FOR NON-PROFIT HOUSING IN OTTAWA-CARLETON 1987

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Highlights

NOTE

The estimated demand for non profit housing units is based on a sample survey. As a consequence there is a possibility that the real demand may be lower or higher than the estimate. The Ministry of Housing prefers to use the low range when assessing unit requirements to avoid overestimating demand. All highlights in this report are based on the estimated demand, but each table shows the low range and the high range. The total estimated demand is 10,648 units. The low range is 7,159 units; the high range is 14,136 units. This is discussed further in Section IV.

Background

During the summer of 1987, the Planning Department undertook a survey to measure demand for non-profit housing in the urban part of the region. The demand was estimated by analysing the results of a survey mailed to more than 16,500 households in the region. This report presents the results of the survey.

Non-profit housing refers to those units provided by municipal non-profit or private non-profit corporations as well as non-profit co-operatives. Demand includes the extent of interest in this form of housing as well as whether or not there is a need for a subsidy. Demand in this report represents demand over a two year period. Households that indicated an interest in non-profit housing but were not willing to move within two years were excluded from the analysis.

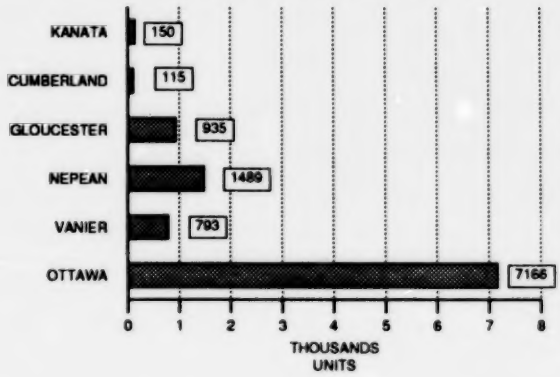
- Demand is presented for different types of households: seniors, rental households with children (families) and rental households without children (non-families).
- Demand is presented for households requiring different levels of subsidy, based mainly on income and household size. Definitions and eligibility criteria for the subsidy levels are found in Figure 1 on page 3.
- Demand is presented for each municipality separately and for the urban part of the region as a whole.

This report will form an appendix to the Regional Housing Statement to be initiated this year. That statement will examine all aspects of the housing market in the region. Part of the analysis will be to determine the implications of the demand presented here, for ongoing assisted housing building programs.

Total Demand

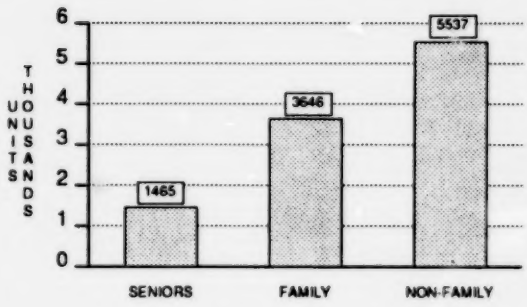
There is an estimated demand for 10,648 non-profit housing units in the urban part of the Region. Two of every three units are required by households living in the City of Ottawa.

UNIT DEMAND BY MUNICIPALITY



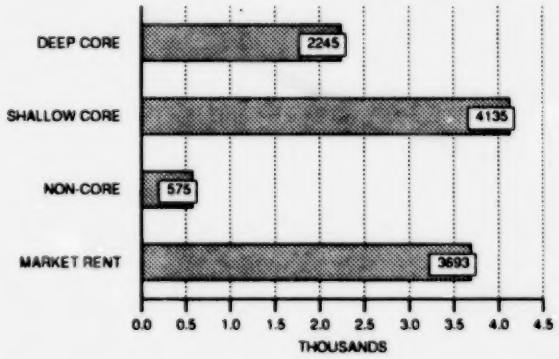
Slightly over one half of the units are demanded by non-family households. In this survey these are non-senior households without children . Non-family households were ineligible for housing assistance (with a few exceptions) until very recently. Expansion of the non-profit program to include this group will address a real demand.

UNIT DEMAND BY TYPE OF HOUSEHOLD



Subsidies are provided by offering rents geared to income depending on the circumstances of the household. At least 40% of all units in municipal non-profit and private non-profit projects, and 25% of all units in non-profit co-operatives, must be provided to the households in the greatest need — in need of "deep core" subsidies (see Figure 1 in Section 3 for eligibility criteria). In the region, one in five households demanding non-profit housing units falls into this group.

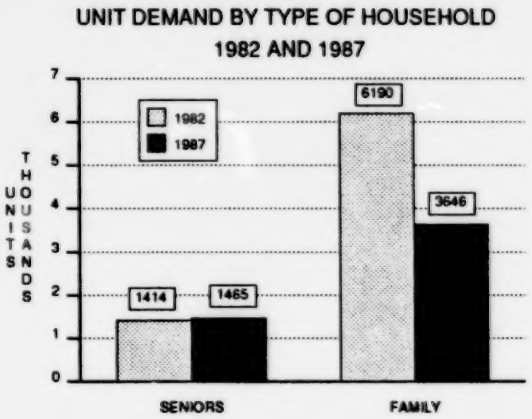
UNIT DEMAND BY LEVEL OF SUBSIDY



1987 Demand Compared to 1982 Demand

A similar survey was undertaken in 1982, although it did not measure demand by non-senior households without children (i.e. non-family households). However, for the two household types covered by both surveys, a general comparison can be made.

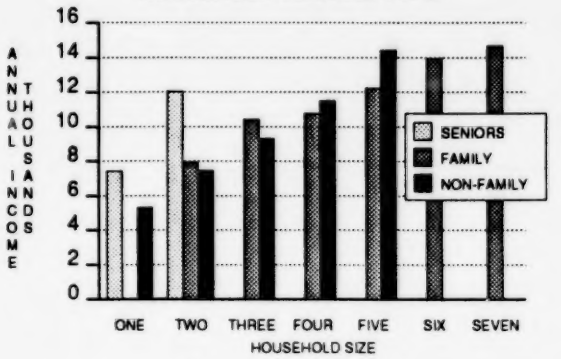
There has been a net decrease in the total demand for senior and family non-profit housing units since 1982. Senior demand was essentially the same in both years (1,414 units in 1982; 1,465 units, in 1987), while family demand declined from 6,190 to 3,646 units. This decrease was primarily accounted for by a decrease in the demand for family units by households in the City of Ottawa.



Deep Core Demand

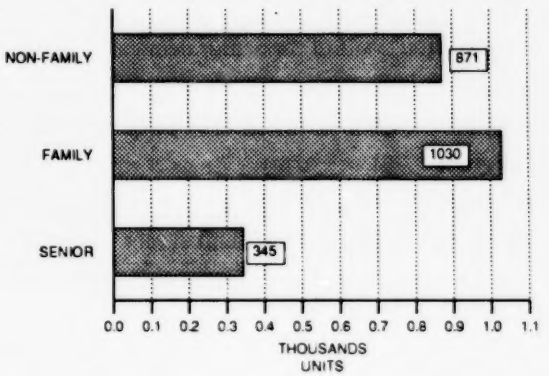
The "deep core" subsidy is available to the "neediest" households . The average annual income of households in this group, as measured by the survey, ranged from $5,300 for a single person household to $14,684 for a family of seven. To be eligible for a deep subsidy, among other things, the household income must be below $7,615 for a single person, to a cut-off level of $21,698 for a family of seven(see Figure 1 for the eligibility criteria).

DEEP CORE HOUSEHOLD AVERAGE INCOME BY HOUSEHOLD SIZE AND TYPE



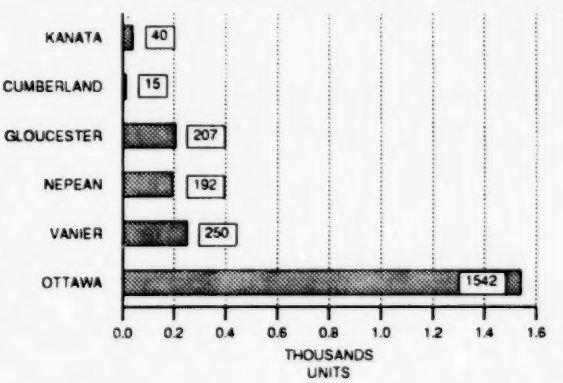
There is a total demand for 2,245 non-profit units with "deep core" subsidies. Almost one half of this demand is by families with children.

DEEP CORE DEMAND BY HOUSEHOLD TYPE



Households in the City of Ottawa account for 69% of the region's demand for deep core units (and 67% of total unit demand).

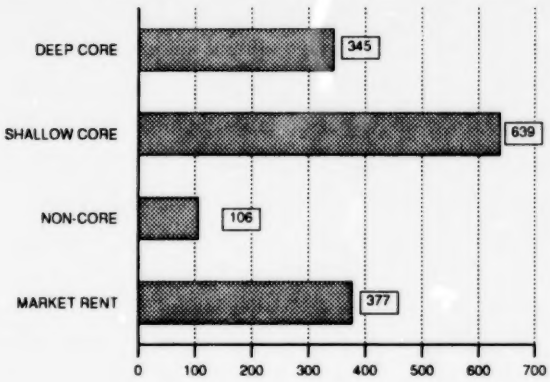
DEEP CORE DEMAND BY MUNICIPALITY



Demand by Senior Households

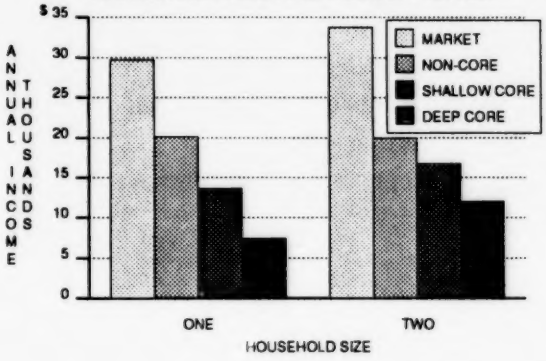
Demand for non-profit housing by seniors is 1,465 units and represents approximately 14% of the region's total. About 40% of the demand is for "shallow core" subsidies and 22% for "deep core" subsidies.

SENIOR DEMAND BY SUBSIDY LEVEL



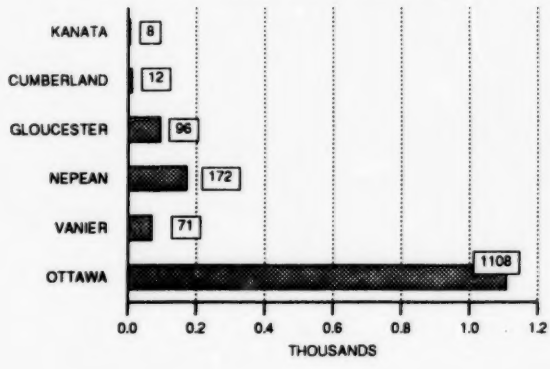
Approximately half of the senior demand was expressed by single seniors. The average income of single seniors ranged from $7,414 per year for "deep core" to $29,711 per year for "market rent" units. For two person households, the range was $12,028 for "deep core" to $33,750 for "market rent" units.

SENIOR HOUSEHOLD AVERAGE INCOME BY HOUSEHOLD SIZE AND SUBSIDY LEVEL



Although households in the City of Ottawa account for 67% of all unit demand, they account for 76% of senior demand.

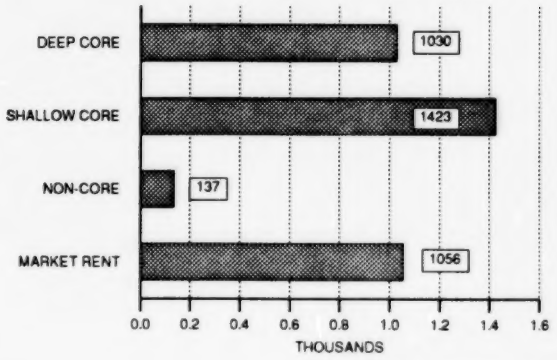
SENIOR DEMAND BY MUNICIPALITY



Demand by Family Households

Demand for non-profit housing for families with children is 3,646 units. This is approximately 34% of the region's total and is a significant decrease since 1982. About 39% of the demand is for "shallow core" and 28% for "deep core" subsidies.

FAMILY DEMAND BY SUBSIDY LEVEL

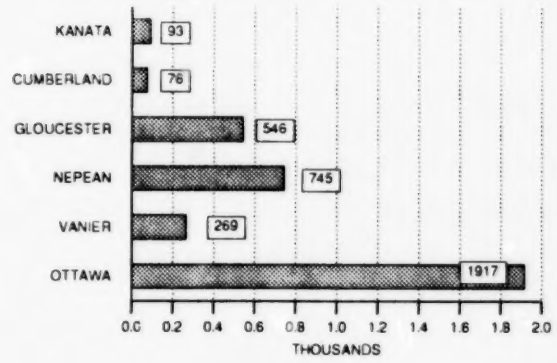


Families demanding "deep core" subsidies had average annual incomes ranging from $7,894 for 2 person families to $14,684 for seven person families. However, there was a demand for "market rent" units by families with incomes as high as $64,000.

FAMILY HOUSEHOLD AVERAGE INCOME BY HOUSEHOLD SIZE AND SUBSIDY LEVEL

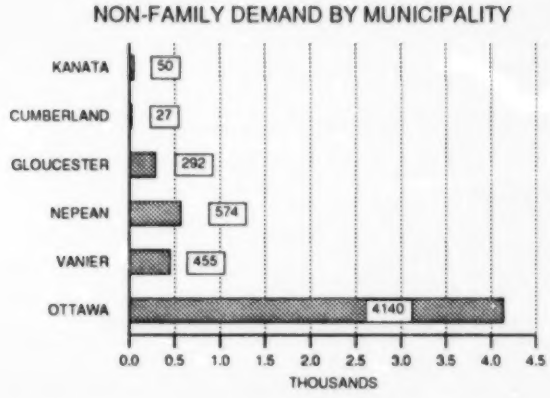
Households in the City of Ottawa accounted for 52% of the units demanded by families (as compared to 67% of total demand). Households in the City of Nepean represented 21% of the demand for family units.

FAMILY DEMAND BY MUNICIPALITY

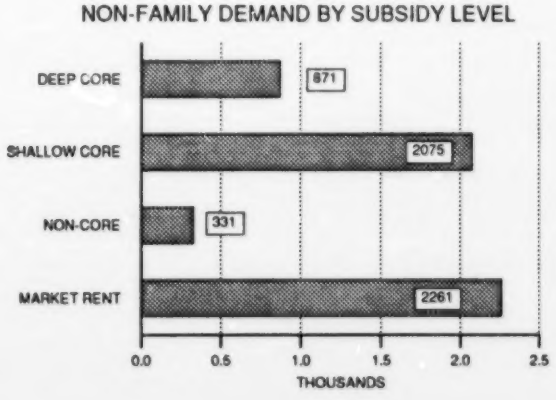


Demand by Non-Family Households

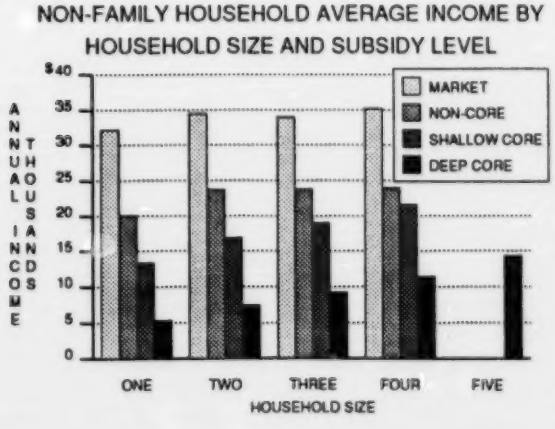
There is an estimated demand for 5,537 non-family units (i.e. households without children), which represents 52% of the total demand. Three of every four units are needed by non-family households in the City of Ottawa.



Approximately 16% of non-family units would require "deep core" subsidies and 37% "shallow core" subsidies.



Average annual incomes of this group range from $5,300 for single person households in "deep core" need to incomes in the $30,000 range for non-family households in "market rent" units.



I BACKGROUND

1. Purpose of Study

This report presents the demand for non-profit housing units in the urban part of the region, as determined through the use of a mail-out survey. Demand includes the level of interest in this form of housing in combination with whether or not there is a need for a subsidy. In this analysis, demand is measured over a two year period from the date of the survey.

The Regional Municipality of Ottawa-Carleton prepares a Regional Housing Statement every five years and will be initiating the next one this year. This survey will form an appendix to that document. The Housing Statement will examine all aspects of the housing market in the region including the implications of the demand presented here, in combination with other factors, for the ongoing assisted housing building programs.

The survey is undertaken to achieve the following:

1. to determine, in a statistically sound way, the housing needs of specific segments of the population such as seniors, families with children, single persons and so on;

2. to provide background information towards ensuring that a specific subsidized housing project will be occupied when built or acquired; and

3. to place the Region and its constituent municipalities in a good position to take advantage of any new government programs which might be created for previously ineligible groups.

At the time of the survey, eligible groups for non-profit housing included, with some exceptions, seniors and families with children. However, this survey measured the demand in some ineligible groups including single person households and other households without children. On 24 January 1988, the Minister of Housing announced that eligibility for non-profit housing subsidies had been extended to include singles, childless couples and couples whose children had left home. The demand for these groups has been estimated in this study.

2. What is the Non-Profit Housing Program?

The Non-Profit Housing Program is a federal/provincial cost-shared program whereby financial assistance is offered to eligible groups:

1. to provide affordable rental housing,
2. to stimulate rental construction where vacancies are low, and
3. to provide rental assistance for some low to moderate income families, senior citizens and other groups with special needs.

A similar survey was undertaken in 1982. Where possible the 1987 survey was designed to be comparable with the earlier one in order that some trends could be determined.

The groups eligible for assistance include non-profit housing corporations established by a municipality, or non-profit groups such as churches or a community organizations. The assistance is for developing and operating a housing project. Non-profit co-operatives are also eligible for assistance under this program.

In general terms, the assistance available from the federal and provincial governments is provided to off-set the differential between a project's revenue and the actual cost of its operation.

3. Who is Eligible for a Subsidy?

Figure 1 illustrates the terminology used in discussing project composition and government subsidies. The eligibility requirements are those which were in effect during the summer of 1987.

Eligibility for each level of subsidy is based on a combination of household income, household size, current rent and adequacy of current accommodation. Those who are not eligible for a subsidy may apply for a market rent unit. As its name suggests, this is a unit whose rent is equivalent to the average rent of a similar unit in the local housing market.

A minimum of 40% of units in a non-profit project of a municipal or private corporation must be made available to households in the Deep Core category with rents geared to income. In co-operative non-profit projects, 25% of units must be for this group and a total of 40% must be for all core need.

II SURVEY METHODOLOGY

1. Use of a Mail-Out Survey

A mail-out questionnaire was selected as the most appropriate survey technique for a number of reasons.

a) Using published data on household income was considered inadequate for the purpose. The intent of the study was to measure demand for non-profit housing. This includes the extent of interest in this form of housing as well as the need for the subsidy. An analysis of published data relating to income and household characteristics could establish the need but would not provide a measure of interest. The latter will only be ascertained through a direct question.

FIGURE 1

PROJECT COMPOSITION

PROGRAM TERMINOLOGY	CORE NEED		NON-CORE NEED	
	Deep Subsidy	Shallow Subsidy	Shallow Subsidy	Market Rent
Common Terminology	Deep Core (Neediest)	Shallow Core	Non-Core	Market
Eligibility	1. Income Cut Off (per year) (a)Senior Single $ 8,990 Couple $14,920 (b)Family and Other 1 person $ 7,615 2 person $10,048 3 person $13,441 4 person $15,489 5 person $18,049 6 person $19,713 7 person $21,698 **and** 2. More than 25% of income is spent on current accommodation or current accommodation is inadequate.	1. Income Cut Off (per year) Bedrooms Required — Income 1 $19,000 2 $23,500 3 $26,000 4 $32,000 5 $34,000 **and** 2. More than 25% of income is spent on current accommodation or current accommodation is inadequate.	1. Income Cut Off (per year) -income is below a level where it would require more than 25% of income to meet the average market rent. For this survey, the following income cut-offs were used, based on recent City Living rents. Bedrooms Required — Income Cut-off 1 $21,696 2 $24,096 3 $26,496 4 $28,896 **and** 2. Current accommodation is inadequate.	-market rent units are allocated to tenants whose income is higher than the maximum for subsidies.
Subsidy	Federal and Provincial Subsidy		Provincial Subsidy or No Subsidy	

b) Waiting lists for existing units were considered an unreliable measure of demand because there are individuals who are on more than one waiting list. Also, there are presumably a number of households who are unfamiliar with the non-profit housing program and who have not previously expressed an interest.

c) The alternative of a telephone survey was considered but was rejected. It was important to provide sample households with material to review prior to asking them questions relating to their interest. Therefore, all households would need to receive information prior to being contacted by telephone. It would be necessary to contact that household shortly after its receipt of the information and with a sample of close to 17,000, this would be impossible to manage. Experience from other surveys has indicated that it is difficult to reach many households during working hours, and, if they are reached, it is often difficult to do so at a time convenient to them. Finally, there is often a language problem which can be avoided in a mail-out survey as the recipient usually knows someone who can help fill out the questionnaire if necessary.

The mail-out survey permitted staff to contact all households simultaneously. It provided the recipient with an opportunity to complete the survey at leisure with help from another person if required. Finally it provided an opportunity to elicit information on both 'interest' in and 'need' for assisted housing.

2. Selecting the Sample

Year end 1986 assessment files were used to draw a random stratified sample of 16,560 households. There were three main requirements in the selection of a sample for the survey:

a) it was necessary to know the total potential number of households (the Universe) in any group. In this case, the sample had to be derived from a complete inventory of urban households.

b) it was necessary to structure the sample for each municipality independently to ensure the reliability of the results on a municipal basis. Therefore, it was important to be able to identify the place of residence.

c) It was considered appropriate to stratify the sample by type of household to ensure coverage of types of households that occur less frequently. Therefore, some knowledge was required of the type of household by address.

The provincial assessment records provide a sample frame that is complete in terms of the number of dwelling units although only accurate with respect to occupants at the time of completion of a full enumeration (every three years but not in 1986). There are data associated with each record that reveal the tenure and household structure.

The total number of households in the target population, by each household type, is identified in Table 1. The sample for each group is summarized in Table 2. Every household had some probability of being selected even though the survey was not interested in all households (for example, the survey does not measure the demand of non-senior owners for non-profit housing). It is recognised that the actual type of household residing at any particular address is often incorrect at the time of mailing.

The household type expressed in Table 2 is the 'expected' household type at a particular address (i.e. by using the assessment data). For all responses, the actual household type was recorded. Table 3 describes the relationship between the expected household type and the actual household type for all responses. For example, of the 9,007 respondents, 1,150 households were expected to be senior owners. A total of 912 were, in fact, in this classification but 63 were non-senior owners, 8 were senior renters and so on. From this table it is seen that a large number of respondents had not been correctly identified in the sampling frame. In this survey the inconsistency is not considered a problem because all household types were sampled from and not just those to be analysed.

3. What Types of Households were Included?

It is stated above that the sample was drawn from all types of households in the region. That was done for statistical purposes, because the assessment records are not expected to be totally accurate, and not all of these households are in fact included in the analysis. In particular there was no interest in measuring the demand of non-senior homeowners.

The household types for which demand for non-profit housing is measured are as described below.

a) Senior owner, senior tenant: These are households in which there are one or two occupants but no children. At least one of the occupants must be 58 years or older. (The age cut-off for seniors is 60 but a younger age was used as it was assumed that a year or two would elapse before units would become available).

b) Families with children: These are households with children and may be two parent families, single parent families or "other" families. The other family category includes households where there are three or more adults with children or where the adult(s) are senior(s). Child refers to an occupant less than 18 years of age.

c) Non-family: These include single person households and households with two or more people but no children. Therefore, the non-family category does include married couples without children. (The census would define the latter as families but the distinction here is that families have children and non-families do not).

4. Who Responded to the Questionnaire?

Information was mailed to 16,560 sample households on June 4, 1987. This included an explanatory brochure and letter in addition to the questionnaire and business reply, postage-paid return envelope. One week later, all sample households were sent a reminder postcard. On July 6, 1987 those households who had not yet responded were mailed a second questionnaire and a letter explaining the importance of the survey.

Figure 2 describes the weekly response rate in relation to these events. A total of 9007 responses were received before the cut-off date. It is clear that the second mailout contributed significantly to raising the response rate as 43% of all responses were received after its occurrence. In total, 54% of people responded.

Figure 2

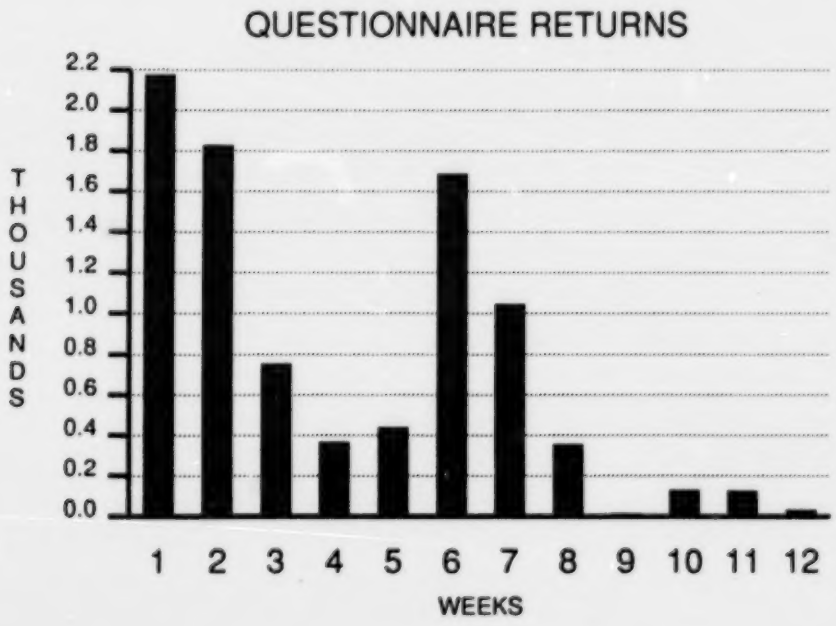


Table 4 summarizes the responses by household type. However, not all of these responses can be analysed. Figure 3 shows, for the region as a whole, the procedure for eliminating uninterested or ineligible respondents. In this context, ineligible refers to households that are non-senior and owner occupied, households who are already in assisted housing, households who are unwilling to move in two years or less and households who provided insufficient data for analysis.

5. How Total Demand is Calculated

The 1,156 responses identified in Figure 3 were analysed and appropriately weighted to represent the population as a whole. The weighting is based on the probability of that household being selected in the sample.

The analysis consisted of allocating each interested respondent to a specific subsidy category or to market rent based on income, rent and adequacy of accomodation as outlined earlier in Figure 1. All households who did not respond were considered to be uninterested.

The 1,156 interested responses translated to a total demand for 10,648 additional units by households currently living in the urban part of the region. This demand is measured for a two year period from the date of the survey.

6. Some Notes on the Coverage

No mail-out survey can give an absolutely accurate measure of demand. There are factors that serve to either underestimate or overestimate demand as described below. None of these is considered a serious shortcoming.

All households with no street address are excluded from the survey. Therefore, residents in transient hostels and many roomers and boarders are not included even though they are likely to be the groups (mainly individuals) with the most urgent need to find affordable housing.

Secondly, it is assumed that all households who do not respond to the survey are not interested in living in non-profit housing. This assumption likely underestimates demand to a degree.

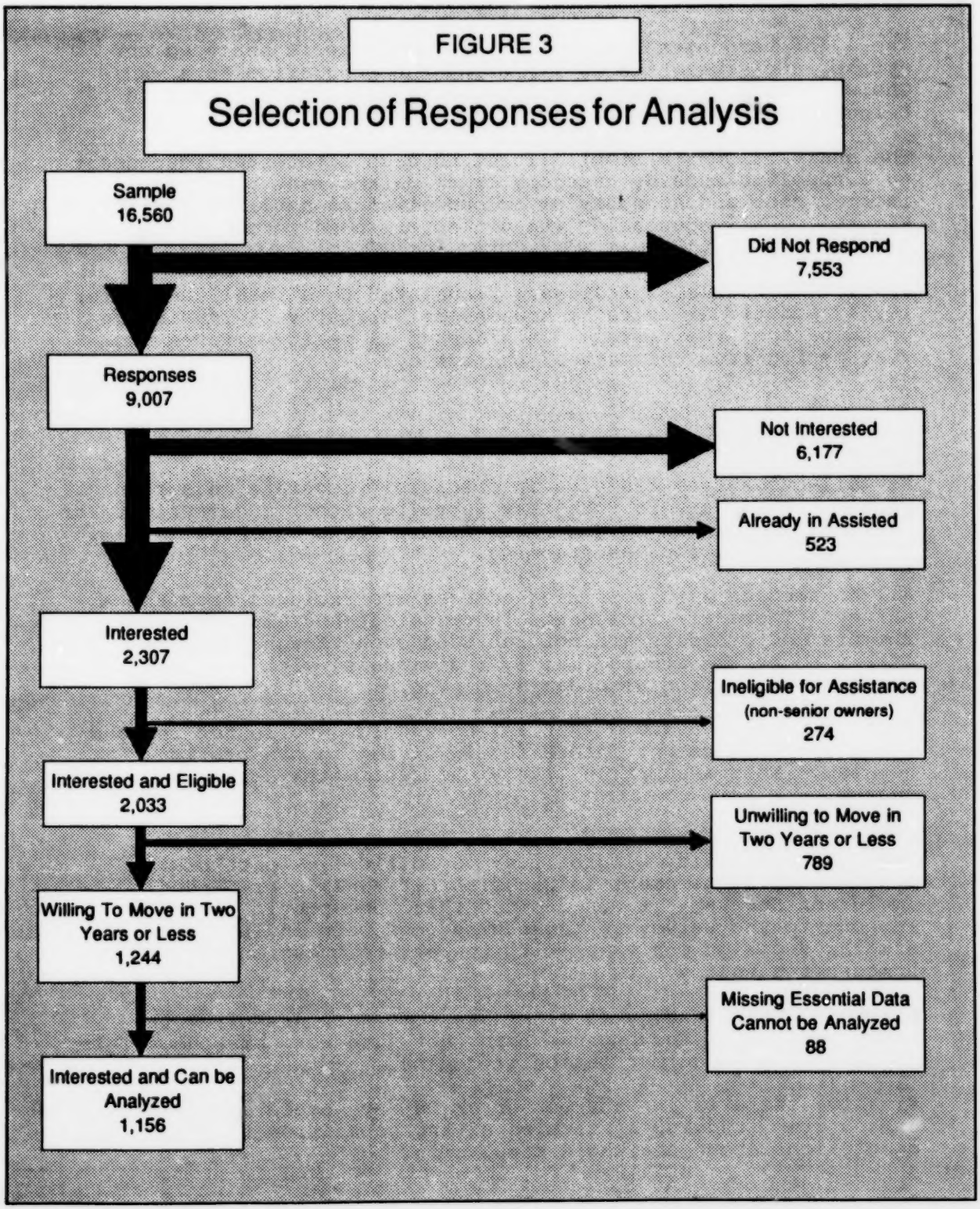
Thirdly, the questionnaire did not include some questions relating to subsidy eligibility. Specifically, part of the eligibility requirement is Canadian Citizenship or Landed Immigrant Status. It was decided that some people would not respond to the survey if these questions were included. A similar decision was taken with respect to questions on homeowner's equity.

Also, it was necessary to eliminate some responses from the group being analysed because important data were missing. This results in an underestimation of demand.

Finally, there is an inherent error in any sample survey. This arises from studying a fraction of the population to draw conclusions about the whole population.

FIGURE 3

Selection of Responses for Analysis

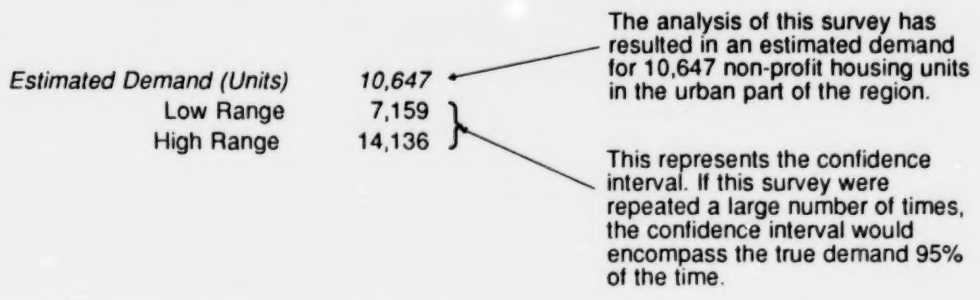


III SURVEY RESULTS

1. How to Read the Demand Tables

The demand for non-profit housing, as estimated from the survey responses, is presented in a series of tables following this section. In each case, there is a number that represents the estimated demand for units (midpoint) followed by a "low range" and a "high range".

EXAMPLE


Estimated Demand (Units) 10,647
Low Range 7,159
High Range 14,136
The analysis of this survey has resulted in an estimated demand for 10,647 non-profit housing units in the urban part of the region.
This represents the confidence interval. If this survey were repeated a large number of times, the confidence interval would encompass the true demand 95% of the time.

The Ministry of Housing, in its allocation of units, would prefer to use the low range to represent unit demand. They wish to be conservative and err on the low side rather than to overestimate demand. For this reason, the range has been provided for each estimate.

The amount of variance, the difference between the estimated demand and the low or high range, depends on the proportion of the population that is being sampled. A smaller proportion results in a larger variance. Therefore, the municipal distribution of demand will be different if the low point is used than if the midpoint is used. For example, the City of Ottawa represents 67% of the total estimated demand if the midpoint is used and 63% if the total of the low range is used.

From a statistical point of view, the true demand is much more likely to be near to 10648 units than it is to be near 7159 units. As a consequence, the discussion in this report relates to the estimated demand (the midpoint).

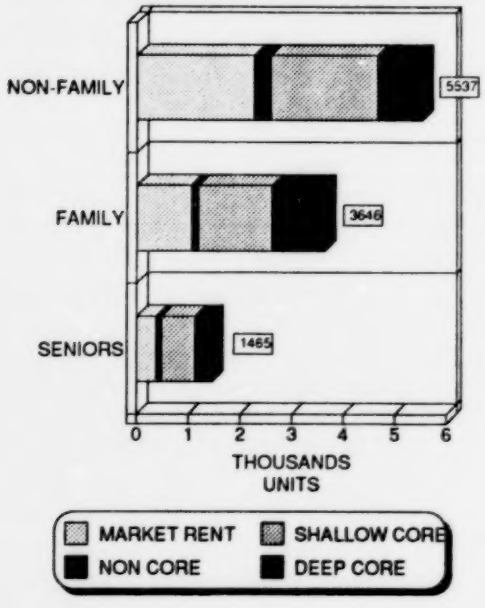
2. Total Regional Demand for Non-Profit Housing Units (Tables 5 and 6)

Table 5 shows the demand for non-profit housing units in the urban part of the region for three types of households and all levels of subsidy.

There is a total estimated demand for 10647 units as summarized in Figure 4 below. Over half of this demand is by non-family households (i.e. households without children). Table 6 shows the same data at a greater level of detail. Here it is seen that the non-family demand can be broken down into 40% by singles and 60% by households with two or more people. Families with children are the next largest group, accounting for 34% of the total demand.

Figure 4

TOTAL DEMAND FOR NON-PROFIT UNITS



The demand is divided between two parent and single parent households in approximately the same proportion that these households exist in the total rental community: two thirds and one third respectively.

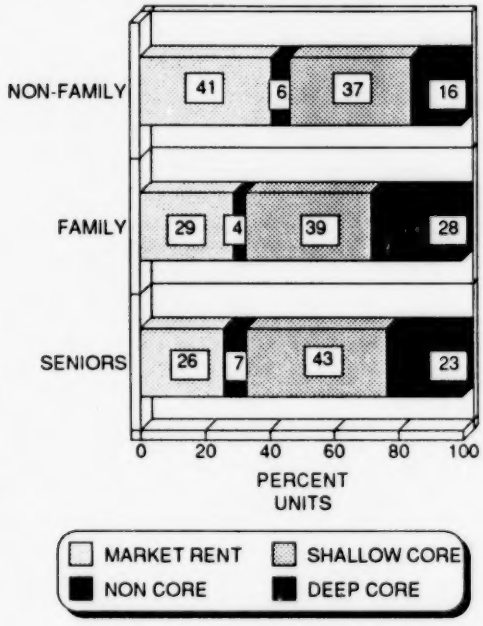
Senior households account for the remaining demand of 1465 units or 14% of the total. It is the senior tenants who express the majority of the total.

Table 5 also shows the demand for units at each level of subsidy. The total demand is distributed as follows: 20% deep core, 38% shallow core, 7% non-core and 34% market rent or non-subsidized units. This terminology is as defined in Figure 1, earlier in the report.

Figure 5 below describes this distribution for each type of household. Of particular note is the high proportion of non-family households expressing an interest in non-profit housing although their income level would preclude a subsidy. These are those households allocated to market rent demand. In this case it is 40% of the total as compared with 29% for families and 25% for seniors.

Figure 5

DISTRIBUTION OF DEMAND BY SUBSIDY TYPE

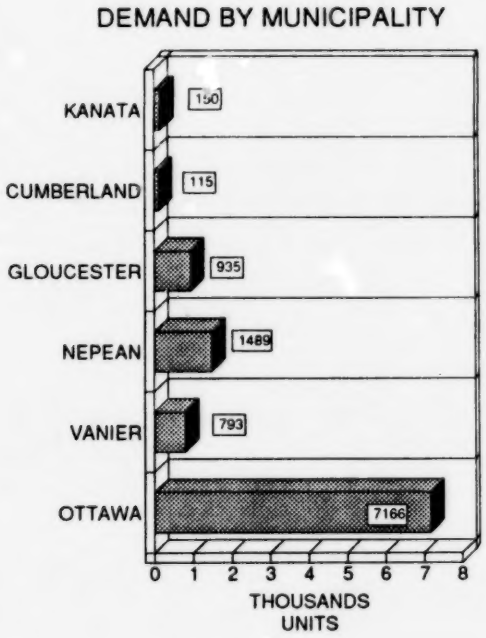


On the other hand, a smaller proportion of non-family households require deep core subsidies.

3. Municipal Demand for Non-Profit Housing Units (Table 7)

Table 7 distributes the demand for non-profit units to each municipality by household type. Households in the City of Ottawa exhibit by far the largest share of total demand and demand in each group. Figure 6 shows the distribution by municipality.

Figure 6

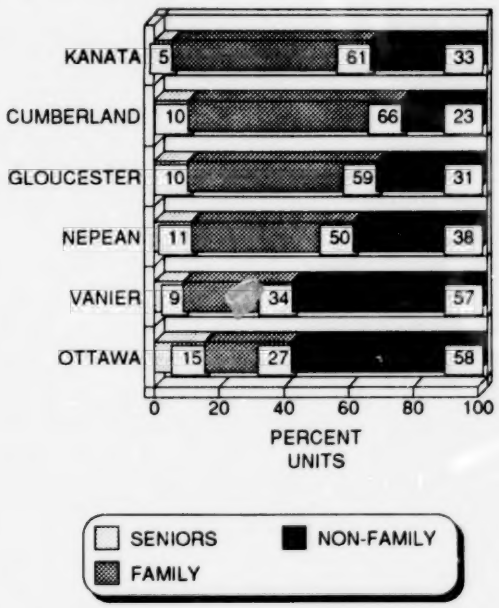


Households in the City of Ottawa account for 76% of the senior demand and 73% of the non-family demand. However, its share of total family demand is lower, at 52% of the total.

Figure 7 below shows the composition of demand in each municipality. While the proportion of demand by childless households is higher in the older municipalities, the proportion of demand by families is higher in the more suburban communities.

Figure 7

MUNICIPAL DEMAND BY HOUSEHOLD TYPE

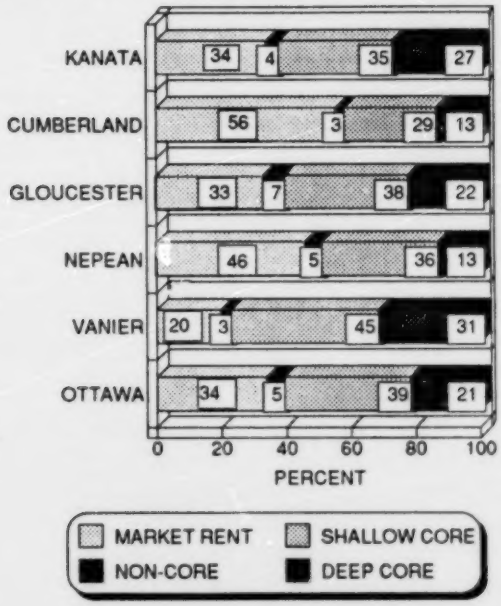


4. Municipal Demand for Subsidized Non-Profit Housing Units (Table 8)

Households in the City of Ottawa accounts for approximately two thirds of the region's demand for each level of subsidy and for market rent units. However, the distribution of demand by subsidy group varies between each municipality. For example, households in the City of Vanier have the largest share of their demand in deep core (i.e., in the neediest group). These variations are shown in Figure 8 below.

Figure 8

MUNICIPAL DEMAND BY SUBSIDY LEVEL

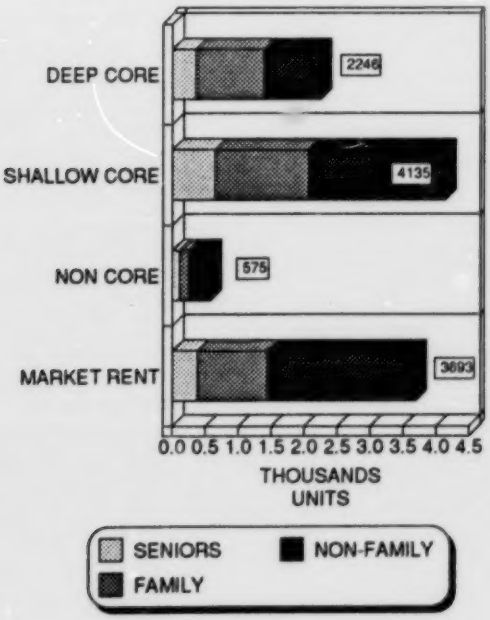


5. Distribution of Demand for Each Level of Subsidy (Tables 9-12)

Figure 9 identifies the distribution by each level of subsidy and household type as discussed earlier. Table 9 to Table 12 take each level of subsidy individually and show the distribution by municipality. For example, Table 9 deals with the 2246 unit demand for deep core subsidies.

Figure 9

SUBSIDY LEVEL BY HOUSEHOLD TYPE



6. Distribution of Demand by Household Type (Tables 13-15)

These tables deal with each type of household separately and distribute their demand by subsidy level and municipality.

7. Municipal Summaries (Tables 16-27)

This series of tables summarizes the unit demand for each municipality separately.

8. Comparison with 1982 Survey (Table 28)

A similar survey, to measure the demand for non-profit housing in the region, was completed in 1982. Although the results should be compared with caution, some general conclusions can be drawn.

The 1982 survey estimated demand for seniors and families and not for households without children. So, the latter type of household must be removed from the 1987 demand tables before a comparison can be made. Table 28 shows similar figures for seniors and families, for each municipality for 1982 and 1987.

The first observation is that, for the region as a whole, the demand by seniors has remained relatively constant whereas the demand by families with children has declined. However, this somewhat obscures the fact that in all municipalities except the Cities of Ottawa and Vanier, family demand has increased.

9. Unit Demand by Number of Bedrooms (Tables 29-30)

Table 29 and Table 30 show the bedroom requirements for family households and non-family households respectively.

In family households, over 90% of the demand is for two and three bedroom units. Households in the Cities of Ottawa and Vanier are skewed towards the two bedroom unit and elsewhere towards the three bedroom unit.

In non-family households, 90% of the demand is for one and two bedroom units. Again, households in the Cities of Ottawa and Vanier show a higher demand for smaller units.

10. Average Income and Subsidy Level (Tables 31, 32)

Table 31 summarizes average annual incomes for households requiring deep core subsidies as determined by the survey. For all three types of households and each household size, the incomes are extremely low. Of considerable interest is that one and two person non-family households are in a worse position with respect to income than are the families or seniors. At the time of the study, they were not eligible for this subsidy. These findings underline the importance of the expansion of the non-profit program to address the needs of non-family households.

Table 32 shows the average annual income for three household types for shallow core, non-core and market rent units.

11. Location Preference (Table 33)

The questionnaire asked respondents to indicate the location(s) where they would prefer to live and the location(s) where they would not live. It was assumed that all unmarked locations represented an indifference.

Table 33 summarizes the locational preferences for respondents in each municipality. For example, 68% of households currently living in the City of Ottawa would prefer a location in the Ottawa central area, 31% would prefer a location in the Ottawa east suburbs, and so on. The total does not equal 100% as respondents could select more than one preferred location.

It is clear from this table that most respondents would prefer to stay in the general vicinity of where they currently live. For example, 82% of Vanier respondents expressed a preference for the City of Vanier.

However, there is also a disproportionate number of households indicating a preference for the Ottawa central area - 53% of all respondents.

12. Five Year Demand (Table 34)

The questionnaire asked respondents to indicate the time frame in which they would be willing to move into a non-profit housing unit. The analysis thus far has related to those who are willing to move within two years. If the analysis is extended to include those willing to move within five years, the demand increases from 10,647 units to 12,368 units.

Senior and family household demand would increase by 900 units and 700 units respecitvely. Non-family household demand would increase by approximately 500.

The distribution of the additional demand by subsidy group is similar to estimated demand in the short term.

13. Demand for Accessible Units (Table 35)

The questionnaire contained two questions relating to physical disabilities. One was whether a member of the household had a disability that made it difficult to live in their current unit. The other related to someone who would normally be part of the household but because of a physical disability could not be accommodated in their unit at this time. The responses to these questions provided a basis for estimating the demand for accessible units.

Table 35 shows a demand for 875 accessible units which represents approximately 8% of the total unit demand. For comparison, approximately 5% of units provided under the Non-Profit program are accessible units.

IV FUTURE WORK

This report has simply reported the results of a survey to estimate the demand for non-profit housing units. It does not express the unit targets. An analysis must be undertaken of the existing rental market in Ottawa-Carleton and the projected increase in demand and supply. This provides a basis for evaluating the potential impact of additional non-profit units on the rental market.

TABLE 1
Target Households (Universe)*

HOUSEHOLD TYPE	OTTAWA	VANIER	NEPEAN	GLOUCESTER	CUMBERLAND	KANATA	TOTAL URBAN
Owner. Age Missing	6669	295	2275	2050	695	937	12921
Non-Senior Owner	22161	1024	11440	11650	3170	4458	53903
Senior Owner	13935	722	2761	1328	101	369	19216
Other Owner	7330	333	2324	1272	146	333	11738
Renter. Age Missing	5181	414	1212	785	98	224	7914
Senior Renter	18570	1077	1317	706	53	117	21840
Two Parent Renter	8305	752	2896	2347	559	574	15433
Single Parent Renter	4018	461	724	556	62	110	5931
Other Family Renter	2884	136	560	475	78	107	4240
Single Person Renter	21668	1533	1877	1091	70	162	26401
Two Person Renter	15449	1363	2835	1755	234	366	22002
Three Person or More	3883	275	897	614	72	98	5839
Other Non-Family Total	1638	123	302	186	21	17	2287
	131691	8508	31420	24815	5359	7872	209665

*Source: 1986 Year End Assessment Tapes

TABLE 2
Sample Households

HOUSEHOLD TYPE	OTTAWA	VANIER	NEPEAN	GLOUCESTER	CUMBERLAND	KANATA	TOTAL
Owner, Age Missing	130	103	100	99	113	109	654
Non-Senior Owner	434	358	499	539	526	523	2879
Senior Owner	194	216	405	363	101	274	1559
Other Owner	143	118	101	60	23	40	485
Renter, Age Missing	663	414	541	480	98	255	2463
Senior Renter	456	323	194	191	53	88	1307
Two Parent Renter	375	313	465	446	550	347	2496
Single Parent Renter	183	189	114	108	56	67	717
Other Family Renter	130	55	89	91	73	66	504
Single Person Renter	359	301	215	196	63	113	1247
Two Person Renter	250	268	323	315	229	251	1636
Three Person or More	87	78	138	152	79	79	613
TOTAL	3404	2737	3184	3040	1983	2212	16560

TABLE 3
Responses by Household Type (Region)

EXPECTED HOUSEHOLD TYPE	ACTUAL HOUSEHOLD TYPE												
	OWNER AGE MISSING	NON SENIOR OWNER	SENIOR OWNER	OTHER OWNER	RENTER AGE MISSING	SENIOR RENTER	TWO PARENT FAMILY RENTER	LONE PARENT RENTER	OTHER RENTER FAMILY	SINGLE PERSON	TWO PERSON	3+ PERSON	TOTAL
Owner Age Missing	28	310	36	23	0	2	0	3	0	0	3	0	405
Non-Senior Owner	38	1819	16	29	1	3	20	3	0	1	15	0	1945
Senior Owner	63	63	912	93	1	8	3	1	1	2	3	0	1150
Other Owner	9	29	110	171	1	2	0	0	0	0	5	0	327
Renter Age Missing	5	106	14	8	54	103	180	71	30	165	313	1	1050
Senior Renter	4	5	34	3	41	589	5	5	0	25	68	0	779
Two Parent Family Renter	3	181	1	1	12	6	813	68	18	22	95	0	1220
Lone Parent Renter	0	14	0	4	2	1	33	223	6	9	15	0	307
Other Family Renter	2	16	2	2	3	26	75	8	89	1	20	0	244
Single Renter	0	34	1	2	16	10	22	20	1	381	69	1	557
Two Person Renter	3	74	6	1	16	5	101	31	8	80	418	1	744
3+ Person Renter	0	23	0	3	8	12	29	5	17	8	172	2	279
TOTAL	155	2674	1132	340	155	767	1281	438	170	694	1196	5	9007

TABLE 4
Responses by Municipality and Household Type

	ACTUAL TYPE OF HOUSEHOLD												
MUNICIPALITY	OWNER AGE MISSING	NON SENIOR OWNER	SENIOR OWNER	OTHER OWNER	RENTER AGE MISSING	SENIOR RENTER	TWO PARENT FAMILY RENTER	LONE PARENT FAMILY RENTER	OTHER FAMILY RENTER	SINGLE PERSON	TWO PERSON	3+ PERSON	TOTAL
Cumberland	19	612	81	33	1	16	250	33	19	21	99	0	1184
Gloucester	18	523	236	58	24	107	272	79	56	78	219	0	1670
Vanier	28	244	166	55	30	174	118	82	9	166	200	0	1272
Nepean	33	473	291	84	31	139	277	89	28	145	276	2	1868
Ottawa	31	385	181	68	52	274	187	106	38	229	245	2	1798
Kanata	26	437	177	42	17	57	177	49	20	55	157	1	1215
TOTAL	155	2674	1132	340	155	767	1281	438	170	694	172	5	9007

TABLE 5
REGIONAL DEMAND BY HOUSEHOLD TYPE(3) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
		SUBSIDY LEVEL			
SENIOR					
Estimated Demand (Units)	*376*	*106*	*638*	*345*	*1465*
Low Range	152	-6	357	119	622
High Range	601	219	918	570	2308
FAMILY					
Estimated Demand (Units)	*1055*	*138*	*1423*	*1030*	*3646*
Low Range	803	58	1114	799	2773
High Range	1308	218	1732	1261	4518
NON-FAMILY					
Estimated Demand (Units)	*2261*	*331*	*2074*	*871*	*5537*
Low Range	1664	91	1507	502	3764
High Range	2859	571	2640	1240	7310
Total Estimated Demand	*3693*	*575*	*4135*	*2245*	*10647*
Low Total	2618	142	2979	1420	7159
High Total	4767	1008	5290	3071	14136

TABLE 6
REGIONAL DEMAND BY HOUSEHOLD TYPE(7) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
		SUBSIDY LEVEL			
SENIOR TENANT					
Estimated Demand (Units)	***340***	***105***	***620***	***317***	***1382***
Low Range	132	-7	344	104	573
High Range	547	218	896	530	2191
SENIOR OWNER					
Estimated Demand (Units)	***37***	***1***	***17***	***28***	***83***
Low Range	-50	-2	-33	-46	-131
High Range	123	4	68	101	296
TWO PARENT TENANT					
Estimated Demand (Units)	***877***	***99***	***792***	***442***	***2210***
Low Range	642	33	576	293	1544
High Range	1112	166	1008	591	2877
SINGLE PARENT TENANT					
Estimated Demand (Units)	***122***	***34***	***492***	***463***	***1111***
Low Range	-113	-32	276	314	445
High Range	356	101	708	612	1777
OTHER FAMILY TENANT					
Estimated Demand (Units)	***56***	***4***	***140***	***124***	***324***
Low Range	-23	-41	-35	-33	-132
High Range	135	48	315	282	781
SINGLE PERSON TENANT					
Estimated Demand (Units)	***896***	***94***	***964***	***171***	***2125***
Low Range	846	90	830	92	1859
High Range	945	98	1098	251	2391
OTHER NON-FAMILY TENANT					
Estimated Demand (Units)	***1365***	***237***	***1109***	***699***	***3412***
Low Range	974	117	710	531	2332
High Range	1757	358	1509	868	4492

TABLE 7
REGIONAL DEMAND BY HOUSEHOLD TYPE(7) AND MUNICIPALITY

	HOUSEHOLD TYPE			
MUNICIPALITY	SENIORS	FAMILY	NON-FAMILY	TOTAL
OTTAWA				
Estimated Demand (Units)	*1108*	*1918*	*4140*	*7166*
Low Range	277	1100	2393	3770
High Range	1939	2735	5887	10561
VANIER				
Estimated Demand (Units)	*70*	*268*	*455*	*793*
Low Range	24	191	312	527
High Range	116	345	597	1058
NEPEAN				
Estimated Demand (Units)	*171*	*745*	*573*	*1489*
Low Range	62	512	350	924
High Range	280	978	797	2055
GLOUCESTER				
Estimated Demand (Units)	*96*	*547*	*292*	*935*
Low Range	24	376	165	565
High Range	168	718	420	1306
CUMBERLAND				
Estimated Demand (Units)	*12*	*76*	*27*	*115*
Low Range	1	70	22	93
High Range	23	82	32	137
KANATA				
Estimated Demand (Units)	*8*	*92*	*50*	*150*
Low Range	3	57	24	84
High Range	13	127	76	216
Total Estimated Demand	*1465*	*3646*	*5537*	*10648*
Low Total	622	2773	3764	7159
High Total	2308	4518	7310	14136

Note: Total estimated demand equals the sum of estimated demand in each municipality. The low and high totals are calculated at the regional level and are not equal to the sums of municipal low and high ranges.

TABLE 8
REGIONAL DEMAND BY MUNICIPALITY AND SUBSIDY LEVEL

MUNICIPALITY	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
	SUBSIDY LEVEL				
OTTAWA					
Estimated Demand (Units)	***2429***	***398***	***2796***	***1543***	***7166***
Low Range	1387	-22	1669	737	3771
High Range	3471	819	3923	2348	10561
VANIER					
Estimated Demand (Units)	***156***	***26***	***361***	***249***	***792***
Low Range	90	2	264	170	526
High Range	223	49	458	329	1059
NEPEAN					
Estimated Demand (Units)	***683***	***80***	***535***	***192***	***1490***
Low Range	480	8	349	87	924
High Range	885	152	722	296	2055
GLOUCESTER					
Estimated Demand (Units)	***309***	***62***	***357***	***207***	***935***
Low Range	198	13	241	113	565
High Range	419	111	473	302	1305
CUMBERLAND					
Estimated Demand (Units)	***64***	***3***	***33***	***15***	***115***
Low Range	49	2	29	13	93
High Range	79	4	36	16	135
KANATA					
Estimated Demand (Units)	***51***	***6***	***53***	***40***	***150***
Low Range	27	2	38	16	83
High Range	75	9	68	64	216
Total Estimated Demand	***3692***	***575***	***4135***	***2246***	***10648***
Low Total	2618	142	2979	1420	7159
High Total	4767	1008	5290	3071	14136

Note: Total estimated demand equals the sum of estimated demand in each municipality. The low and high totals are calculated at the regional level and are not equal to the sums of municipal low and high ranges.

TABLE 9
DEEP CORE DEMAND BY MUNICIPALITY AND HOUSEHOLD TYPE(3)

MUNICIPALITY	HOUSEHOLD TYPE SENIORS	FAMILY	NON-FAMILY	TOTAL
OTTAWA				
Estimated Demand (Units)	*282*	*572*	*688*	*1542*
Low Range	60	355	323	738
High Range	504	790	1053	2347
VANIER				
Estimated Demand (Units)	*17*	*138*	*95*	*250*
Low Range	4	106	59	169
High Range	30	169	130	329
NEPEAN				
Estimated Demand (Units)	*24*	*135*	*33*	*192*
Low Range	1	82	4	87
High Range	47	188	61	296
GLOUCESTER				
Estimated Demand (Units)	*21*	*148*	*38*	*207*
Low Range	-3	101	15	113
High Range	45	195	62	302
CUMBERLAND				
Estimated Demand (Units)	*0*	*14*	*1*	*15*
Low Range	0	12	1	13
High Range	0	15	1	16
KANATA				
Estimated Demand (Units)	*1*	*23*	*16*	*40*
Low Range	0	16	0	16
High Range	3	29	32	64
Total Estimated Demand	*345*	*1030*	*871*	*2246*
Low Total	119	799	502	1420
High Total	570	1261	1240	3071

Note: Total estimated demand equals the sum of estimated demand in each municipality. The low and high totals are calculated at the regional level and are not equal to the sums of municipal low and high ranges.

TABLE 10
SHALLOW CORE DEMAND BY MUNICIPALITY AND HOUSEHOLD TYPE(3)

MUNICIPALITY	HOUSEHOLD TYPE SENIORS	FAMILY	NON-FAMILY	TOTAL
OTTAWA				
Estimated Demand (Units)	*466*	*782*	*1548*	*2796*
Low Range	190	489	989	1668
High Range	741	1075	2106	3922
VANIER				
Estimated Demand (Units)	*39*	*93*	*230*	*362*
Low Range	20	69	175	264
High Range	57	116	285	458
NEPEAN				
Estimated Demand (Units)	*101*	*257*	*177*	*535*
Low Range	56	185	108	349
High Range	146	330	246	722
GLOUCESTER				
Estimated Demand (Units)	*28*	*232*	*97*	*357*
Low Range	10	173	58	241
High Range	45	292	136	473
CUMBERLAND				
Estimated Demand (Units)	*2*	*24*	*7*	*33*
Low Range	2	22	5	29
High Range	2	26	8	36
KANATA				
Estimated Demand (Units)	*3*	*35*	*16*	*54*
Low Range	1	26	11	38
High Range	4	43	20	67
Total Estimated Demand	*638*	*1423*	*2074*	*4135*
Low Total	357	1114	1507	2978
High Total	918	1732	2640	5290

Note: Total estimated demand equals the sum of estimated demand in each municipality. The low and high totals are calculated at the regional level and are not equal to the sums of municipal low and high ranges.

TABLE 11
NON-CORE DEMAND BY MUNICIPALITY AND HOUSEHOLD TYPE(3)

MUNICIPALITY	HOUSEHOLD TYPE SENIORS	FAMILY	NON-FAMILY	TOTAL
OTTAWA				
Estimated Demand (Units)	*81*	*66*	*251*	*398*
Low Range	-30	-7	14	-23
High Range	193	139	487	819
VANIER				
Estimated Demand (Units)	*4*	*8*	*14*	*26*
Low Range	-2	2	2	2
High Range	9	14	26	49
NEPEAN				
Estimated Demand (Units)	*7*	*32*	*41*	*80*
Low Range	-5	6	7	8
High Range	19	58	75	152
GLOUCESTER				
Estimated Demand (Units)	*14*	*24*	*23*	*61*
Low Range	3	6	4	13
High Range	25	43	43	111
CUMBERLAND				
Estimated Demand (Units)	*0*	*1*	*2*	*3*
Low Range	0	1	1	2
High Range	0	1	3	4
KANATA				
Estimated Demand (Units)	*0*	*6*	*0*	*6*
Low Range	0	2	0	2
High Range	0	9	0	9
Total Estimated Demand	*106*	*138*	*331*	*575*
Low Total	-6	58	91	142
High Total	219	218	571	1008

Note: Total estimated demand equals the sum of estimated demand in each municipality. The low and high totals are calculated at the regional level and are not equal to the sums of municipal low and high ranges.

TABLE 12
MARKET RENT BY MUNICIPALITY AND HOUSEHOLD TYPE(3)

MUNICIPALITY	HOUSEHOLD TYPE SENIORS	FAMILY	NON-FAMILY	TOTAL
OTTAWA				
Estimated Demand (Units)	*279*	*497*	*1653*	*2429*
Low Range	58	263	1066	1387
High Range	501	730	2241	3472
VANIER				
Estimated Demand (Units)	*11*	*30*	*116*	*157*
Low Range	1	13	76	90
High Range	21	46	156	223
NEPEAN				
Estimated Demand (Units)	*40*	*321*	*323*	*684*
Low Range	11	239	231	481
High Range	68	402	415	885
GLOUCESTER				
Estimated Demand (Units)	*33*	*142*	*134*	*309*
Low Range	14	96	89	199
High Range	52	188	179	419
CUMBERLAND				
Estimated Demand (Units)	*10*	*37*	*17*	*64*
Low Range	-1	35	15	49
High Range	21	39	19	79
KANATA				
Estimated Demand (Units)	*4*	*29*	*18*	*51*
Low Range	2	12	13	27
High Range	5	46	23	74
Total Estimated Demand	*376*	*1055*	*2261*	*3692*
Low Total	152	803	1664	2619
High Total	601	1308	2859	4768

Note: Total estimated demand equals the sum of estimated demand in each municipality. The low and high totals are calculated at the regional level and are not equal to the sums of municipal low and high ranges.

TABLE 13
SENIOR DEMAND BY MUNICIPALITY AND SUBSIDY LEVEL

MUNICIPALITY	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
	SUBSIDY LEVEL				
OTTAWA					
Estimated Demand (Units)	*279*	*81*	*466*	*282*	*1108*
Low Range	58	-30	190	60	278
High Range	501	193	741	504	1939
VANIER					
Estimated Demand (Units)	*11*	*4*	*39*	*17*	*71*
Low Range	1	-2	20	4	23
High Range	21	9	57	30	117
NEPEAN					
Estimated Demand (Units)	*40*	*7*	*101*	*24*	*172*
Low Range	11	-5	56	1	63
High Range	68	19	146	47	280
GLOUCESTER					
Estimated Demand (Units)	*33*	*14*	*28*	*21*	*96*
Low Range	14	3	10	-3	24
High Range	52	25	45	45	167
CUMBERLAND					
Estimated Demand (Units)	*10*	*0*	*2*	*0*	*12*
Low Range	-1	0	2	0	1
High Range	21	0	2	0	23
KANATA					
Estimated Demand (Units)	*4*	*0*	*3*	*1*	*8*
Low Range	2	0	1	0	3
High Range	5	0	4	3	12
Total Estimated Demand	*377*	*106*	*639*	*345*	*1467*
Low Total	152	-6	357	119	622
High Total	601	219	918	570	2308

Note: Total estimated demand equals the sum of estimated demand in each municipality. The low and high totals are calculated at the regional level and are not equal to the sums of municipal low and high ranges.

TABLE 14
FAMILY DEMAND BY MUNICIPALITY AND SUBSIDY LEVEL

MUNICIPALITY	SUBSIDY LEVEL: MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
OTTAWA					
Estimated Demand (Units)	*497*	*66*	*782*	*572*	*1917*
Low Range	263	-7	489	355	1100
High Range	730	139	1075	790	2734
VANIER					
Estimated Demand (Units)	*30*	*8*	*93*	*138*	*269*
Low Range	13	2	69	106	190
High Range	46	14	116	169	345
NEPEAN					
Estimated Demand (Units)	*321*	*32*	*257*	*135*	*745*
Low Range	239	6	185	82	512
High Range	402	58	330	188	978
GLOUCESTER					
Estimated Demand (Units)	*142*	*24*	*232*	*148*	*546*
Low Range	96	6	173	101	376
High Range	188	43	292	195	718
CUMBERLAND					
Estimated Demand (Units)	*37*	*1*	*24*	*14*	*76*
Low Range	35	1	22	12	70
High Range	39	1	26	15	81
KANATA					
Estimated Demand (Units)	*29*	*6*	*35*	*23*	*93*
Low Range	12	2	26	16	56
High Range	46	9	43	29	127
Total Estimated Demand	*1056*	*137*	*1423*	*1030*	*3646*
Low Total	803	58	1114	799	2773
High Total	1308	218	1732	1261	4518

Note: Total estimated demand equals the sum of estimated demand in each municipality. The low and high totals are calculated at the regional level and are not equal to the sums of municipal low and high ranges.

TABLE 15
NON-FAMILY DEMAND BY MUNICIPALITY AND SUBSIDY LEVEL

MUNICIPALITY	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
		SUBSIDY LEVEL			
OTTAWA					
Estimated Demand (Units)	*1653*	*251*	*1548*	*688*	*4140*
Low Range	1066	14	989	323	2392
High Range	2241	487	2106	1053	5887
VANIER					
Estimated Demand (Units)	*116*	*14*	*230*	*95*	*455*
Low Range	76	2	175	59	312
High Range	156	26	285	130	597
NEPEAN					
Estimated Demand (Units)	*323*	*41*	*177*	*33*	*574*
Low Range	231	7	108	4	350
High Range	415	75	246	61	797
GLOUCESTER					
Estimated Demand (Units)	*134*	*23*	*97*	*38*	*292*
Low Range	89	4	58	15	166
High Range	179	43	136	62	420
CUMBERLAND					
Estimated Demand (Units)	*17*	*2*	*7*	*1*	*27*
Low Range	15	1	5	1	22
High Range	19	3	8	1	31
KANATA					
Estimated Demand (Units)	*18*	*0*	*16*	*16*	*50*
Low Range	13	0	11	0	24
High Range	23	0	20	32	75
Total Estimated Demand	*2261*	*331*	*2075*	*871*	*5538*
Low Total	1664	91	1507	502	3764
High Total	2859	571	2640	1240	7310

Note: Total estimated demand equals the sum of estimated demand in each municipality. The low and high totals are calculated at the regional level and are not equal to the sums of municipal low and high ranges.

TABLE 16
CITY OF OTTAWA DEMAND BY HOUSEHOLD TYPE(3) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	SUBSIDY LEVEL: MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
SENIOR					
Estimated Demand (Units)	*279*	*81*	*466*	*282*	*1108*
Low Range	58	-30	190	60	277
High Range	501	193	741	504	1939
FAMILY					
Estimated Demand (Units)	*497*	*66*	*782*	*572*	*1918*
Low Range	263	-7	489	355	1100
High Range	730	139	1075	790	2735
NON-FAMILY					
Estimated Demand (Units)	*1653*	*251*	*1548*	*688*	*4140*
Low Range	1066	14	989	323	2393
High Range	2241	487	2106	1053	5887
Total Estimated Demand	*2429*	*398*	*2796*	*1543*	*7166*
Low Total	1387	-22	1669	737	3770
High Total	3471	819	3923	2348	10561

TABLE 17
CITY OF OTTAWA DEMAND BY HOUSEHOLD TYPE(7) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	SUBSIDY LEVEL: MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
SENIOR TENANT					
Estimated Demand (Units)	*249*	*81*	*453*	*264*	*1047*
Low Range	44	-30	182	53	249
High Range	453	193	724	475	1845
SENIOR OWNER					
Estimated Demand (Units)	*31*	*0*	*13*	*18*	*62*
Low Range	-55	0	-37	-52	-144
High Range	117	0	63	88	267
TWO PARENT TENANT					
Estimated Demand (Units)	*408*	*44*	*410*	*259*	*1121*
Low Range	191	-16	207	118	500
High Range	626	104	612	400	1743
SINGLE PARENT TENANT					
Estimated Demand (Units)	*66*	*22*	*287*	*247*	*622*
Low Range	-7	-20	121	98	192
High Range	139	64	453	396	1052
OTHER FAMILY TENANT					
Estimated Demand (Units)	*22*	*0*	*86*	*67*	*174*
Low Range	-20	0	-45	-6	-72
High Range	65	0	216	140	420
SINGLE PERSON TENANT					
Estimated Demand (Units)	*689*	*60*	*753*	*129*	*1631*
Low Range	303	-57	358	-38	566
High Range	1075	178	1148	295	2696
OTHER NON-FAMILY TENANT					
Estimated Demand (Units)	*964*	*190*	*795*	*560*	*2509*
Low Range	522	-15	400	235	1142
High Range	1407	395	1189	885	3876

TABLE 18
CITY OF VANIER DEMAND BY HOUSEHOLD TYPE(3) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
			SUBSIDY LEVEL		
SENIOR					
Estimated Demand (Units)	*11*	*4*	*39*	*17*	*70*
Low Range	1	-2	20	4	24
High Range	21	9	57	30	116
FAMILY					
Estimated Demand (Units)	*30*	*8*	*93*	*138*	*268*
Low Range	13	2	69	106	191
High Range	46	14	116	169	345
NON-FAMILY					
Estimated Demand (Units)	*116*	*14*	*230*	*95*	*455*
Low Range	76	2	175	59	312
High Range	156	26	285	130	597
Total Estimated Demand	*156*	*26*	*361*	*249*	*792*
Low Total	90	2	264	170	526
High Total	223	49	458	329	1058

TABLE 19
CITY OF VANIER DEMAND BY HOUSEHOLD TYPE(7) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
		SUBSIDY LEVEL			
SENIOR TENANT					
Estimated Demand (Units)	*10*	*3*	*38*	*17*	*67*
Low Range	1	-2	20	4	22
High Range	19	7	56	30	112
SENIOR OWNER					
Estimated Demand (Units)	*1*	*1*	*1*	*0*	*3*
Low Range	-2	-2	-2	0	-6
High Range	4	4	4	0	11
TWO PARENT TENANT					
Estimated Demand (Units)	*25*	*8*	*45*	*48*	*125*
Low Range	9	2	30	31	72
High Range	40	14	60	65	179
SINGLE PARENT TENANT					
Estimated Demand (Units)	*5*	*0*	*43*	*87*	*135*
Low Range	0	0	26	61	87
High Range	10	0	60	113	184
OTHER FAMILY TENANT					
Estimated Demand (Units)	*0*	*0*	*5*	*2*	*7*
Low Range	0	0	0	-1	-2
High Range	0	0	10	6	16
SINGLE PERSON TENANT					
Estimated Demand (Units)	*43*	*10*	*117*	*36*	*206*
Low Range	18	0	77	13	108
High Range	68	21	158	58	305
OTHER NON-FAMILY TENANT					
Estimated Demand (Units)	*73*	*3*	*113*	*59*	*248*
Low Range	42	-2	75	32	146
High Range	105	9	150	87	350

TABLE 20
CITY OF NEPEAN DEMAND BY HOUSEHOLD TYPE(3) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	SUBSIDY LEVEL: MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
SENIOR					
Estimated Demand (Units)	*40*	*7*	*101*	*24*	*171*
Low Range	11	-5	56	1	62
High Range	68	19	146	47	280
FAMILY					
Estimated Demand (Units)	*321*	*32*	*257*	*135*	*745*
Low Range	239	6	185	82	512
High Range	402	58	330	188	978
NON-FAMILY					
Estimated Demand (Units)	*323*	*41*	*177*	*33*	*573*
Low Range	231	7	108	4	350
High Range	415	75	246	61	797
Total Estimated Demand	*683*	*80*	*535*	*192*	*1490*
Low Total	480	8	349	87	925
High Total	885	152	722	296	2055

TABLE 21
CITY OF NEPEAN DEMAND BY HOUSEHOLD TYPE(7) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	SUBSIDY LEVEL: MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
SENIOR TENANT					
Estimated Demand (Units)	*36*	*7*	*100*	*20*	*163*
Low Range	9	-5	55	-1	57
High Range	64	19	144	42	268
SENIOR OWNER					
Estimated Demand (Units)	*3*	*0*	*2*	*3*	*9*
Low Range	-5	0	-4	-5	-15
High Range	12	0	8	12	32
TWO PARENT TENANT					
Estimated Demand (Units)	*266*	*23*	*155*	*61*	*506*
Low Range	193	1	100	27	321
High Range	339	46	211	94	691
SINGLE PARENT TENANT					
Estimated Demand (Units)	*35*	*6*	*78*	*51*	*170*
Low Range	6	-5	38	17	57
High Range	63	18	118	85	284
OTHER FAMILY TENANT					
Estimated Demand (Units)	*20*	*2*	*24*	*23*	*69*
Low Range	-3	-1	1	1	-3
High Range	43	6	46	46	141
SINGLE PERSON TENANT					
Estimated Demand (Units)	*98*	*18*	*77*	*0*	*192*
Low Range	47	-5	31	0	72
High Range	150	40	122	0	312
OTHER NON-FAMILY TENANT					
Estimated Demand (Units)	*225*	*24*	*100*	*33*	*381*
Low Range	148	-2	48	4	199
High Range	301	49	152	61	563

TABLE 22

CITY OF GLOUCESTER DEMAND BY HOUSEHOLD TYPE(3) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
		SUBSIDY LEVEL			
SENIOR					
Estimated Demand (Units)	***33***	***14***	***28***	***21***	***96***
Low Range	14	3	10	-3	24
High Range	52	25	45	45	168
FAMILY					
Estimated Demand (Units)	***142***	***24***	***232***	***148***	***547***
Low Range	96	6	173	101	376
High Range	188	43	292	195	718
NON-FAMILY					
Estimated Demand (Units)	***134***	***23***	***97***	***38***	***292***
Low Range	89	4	58	15	165
High Range	179	43	136	62	420
Total Estimated Demand	***309***	***62***	***357***	***207***	***935***
Low Total	198	13	241	113	565
High Total	419	111	473	302	1306

TABLE 23
CITY OF GLOUCESTER DEMAND BY HOUSEHOLD TYPE(7) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
		SUBSIDY LEVEL			
SENIOR TENANT					
Estimated Demand (Units)	*31*	*14*	*26*	*15*	*86*
Low Range	13	3	9	3	27
High Range	50	25	43	27	145
SENIOR OWNER					
Estimated Demand (Units)	*2*	*0*	*2*	*6*	*10*
Low Range	-2	0	-2	-14	-19
High Range	6	0	6	27	39
TWO PARENT TENANT					
Estimated Demand (Units)	*130*	*19*	*141*	*54*	*345*
Low Range	85	3	95	25	208
High Range	174	36	188	84	482
SINGLE PARENT TENANT					
Estimated Demand (Units)	*5*	*5*	*68*	*63*	*141*
Low Range	-4	-4	37	33	62
High Range	14	14	100	92	221
OTHER FAMILY TENANT					
Estimated Demand (Units)	*7*	*0*	*23*	*31*	*61*
Low Range	-3	0	4	10	11
High Range	17	0	42	52	111
SINGLE PERSON TENANT					
Estimated Demand (Units)	*59*	*6*	*11*	*6*	*81*
Low Range	28	-4	-3	-4	17
High Range	90	15	25	15	146
OTHER NON-FAMILY TENANT					
Estimated Demand (Units)	*75*	*18*	*86*	*33*	*211*
Low Range	42	1	49	11	104
High Range	108	34	123	54	319

TABLE 24

TOWNSHIP OF CUMBERLAND DEMAND BY HOUSEHOLD TYPE(3) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
		SUBSIDY LEVEL			
SENIOR					
Estimated Demand (Units)	*10*	*0*	*2*	*0*	*12*
Low Range	-1	0	2	0	1
High Range	21	0	2	0	23
FAMILY					
Estimated Demand (Units)	*37*	*1*	*24*	*14*	*76*
Low Range	35	1	22	12	70
High Range	39	1	26	15	82
NON-FAMILY					
Estimated Demand (Units)	*17*	*2*	*7*	*1*	*27*
Low Range	15	1	5	1	22
High Range	19	3	8	1	32
Total Estimated Demand	*64*	*3*	*33*	*15*	*115*
Low Total	49	2	29	13	93
High Total	79	4	36	16	137

TABLE 25
TOWNSHIP OF CUMBERLAND DEMAND BY HOUSEHOLD TYPE(7) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
		SUBSIDY LEVEL			
SENIOR TENANT					
Estimated Demand (Units)	*10*	*0*	*2*	*0*	*12*
Low Range	-1	0	2	0	1
High Range	21	0	2	0	23
SENIOR OWNER					
Estimated Demand (Units)	*0*	*0*	*0*	*0*	*0*
Low Range	0	0	0	0	0
High Range	0	0	0	0	0
TWO PARENT TENANT					
Estimated Demand (Units)	*29*	*0*	*19*	*7*	*55*
Low Range	27	0	17	6	50
High Range	31	0	21	8	59
SINGLE PARENT TENANT					
Estimated Demand (Units)	*5*	*1*	*4*	*6*	*17*
Low Range	4	1	3	5	13
High Range	6	1	5	8	20
OTHER FAMILY TENANT					
Estimated Demand (Units)	*3*	*0*	*1*	*0*	*4*
Low Range	2	0	1	0	3
High Range	4	0	2	0	5
SINGLE PERSON TENANT					
Estimated Demand (Units)	*3*	*0*	*0*	*0*	*3*
Low Range	2	0	0	0	2
High Range	4	0	0	0	4
OTHER NON-FAMILY TENANT					
Estimated Demand (Units)	*14*	*2*	*7*	*1*	*24*
Low Range	12	1	5	1	19
High Range	16	3	8	1	28

TABLE 26
CITY OF KANATA DEMAND BY HOUSEHOLD TYPE(3) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
		SUBSIDY LEVEL			
SENIOR					
Estimated Demand (Units)	*4*	*0*	*3*	*1*	*8*
Low Range	2	0	1	0	3
High Range	5	0	4	3	13
FAMILY					
Estimated Demand (Units)	*29*	*6*	*35*	*23*	*92*
Low Range	12	2	26	16	57
High Range	46	9	43	29	127
NON-FAMILY					
Estimated Demand (Units)	*18*	*0*	*16*	*16*	*50*
Low Range	13	0	11	0	24
High Range	23	0	20	32	76
Total Estimated Demand	*51*	*6*	*53*	*40*	*150*
Low Total	27	2	38	16	84
High Total	75	9	68	64	215

TABLE 27
CITY OF KANATA DEMAND BY HOUSEHOLD TYPE(7) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	SUBSIDY LEVEL: MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
SENIOR TENANT					
Estimated Demand (Units)	*4*	*0*	*3*	*1*	*8*
Low Range	2	0	1	0	3
High Range	5	0	4	3	13
SENIOR OWNER					
Estimated Demand (Units)	*0*	*0*	*0*	*0*	*0*
Low Range	0	0	0	0	0
High Range	0	0	0	0	0
TWO PARENT TENANT					
Estimated Demand (Units)	*19*	*4*	*22*	*13*	*59*
Low Range	3	1	15	8	27
High Range	35	7	29	18	90
SINGLE PARENT TENANT					
Estimated Demand (Units)	*6*	*0*	*11*	*9*	*25*
Low Range	2	0	7	5	14
High Range	9	0	15	13	37
OTHER FAMILY TENANT					
Estimated Demand (Units)	*4*	*1*	*2*	*1*	*8*
Low Range	1	0	0	1	2
High Range	7	3	4	1	15
SINGLE PERSON TENANT					
Estimated Demand (Units)	*4*	*0*	*6*	*1*	*11*
Low Range	2	0	4	0	5
High Range	6	0	9	3	18
OTHER NON-FAMILY TENANT					
Estimated Demand (Units)	*14*	*0*	*10*	*14*	*38*
Low Range	10	0	6	-2	14
High Range	19	0	14	30	63

TABLE 28
1982 DEMAND COMPARED WITH 1987 DEMAND

MUNICIPALITY	HOUSEHOLD TYPE: SENIORS 1982	SENIORS 1987	SENIORS CHANGE (1987-1982)	FAMILY 1982	FAMILY 1987	FAMILY CHANGE (1987-1982)	TOTAL 1982	TOTAL 1987	TOTAL CHANGE (1987-1982)
OTTAWA									
Estimated Demand (Units)	*970*	*1108*	*138*	*4535*	*1918*	*-2617*	*5505*	*3026*	*-2479*
Low Range	452	277	-175	3529	1100	-2429	3981	1377	-2604
High Range	1487	1939	452	5543	2735	-2808	7030	4674	-2356
VANIER									
Estimated Demand (Units)	*97*	*70*	*-27*	*332*	*268*	*-64*	*429*	*338*	*-91*
Low Range	59	24	-35	260	191	-69	319	215	-104
High Range	135	116	-19	403	345	-58	538	461	-77
NEPEAN									
Estimated Demand (Units)	*241*	*171*	*-70*	*749*	*745*	*-4*	*990*	*916*	*-74*
Low Range	159	62	-97	593	512	-81	752	574	-178
High Range	323	280	-43	906	978	72	1229	1258	29
GLOUCESTER									
Estimated Demand (Units)	*84*	*96*	*12*	*496*	*547*	*51*	*580*	*643*	*63*
Low Range	50	24	-26	384	376	-8	434	400	-34
High Range	118	168	50	609	718	109	727	886	159
CUMBERLAND									
Estimated Demand (Units)	*6*	*12*	*6*	*32*	*76*	*44*	*38*	*88*	*50*
Low Range	6	1	-5	21	70	49	27	71	44
High Range	6	23	17	43	82	39	49	105	56
KANATA									
Estimated Demand (Units)	*16*	*8*	*-8*	*46*	*50*	*4*	*62*	*58*	*-4*
Low Range	16	3	-13	30	24	-6	46	27	-19
High Range	16	13	-3	62	76	14	78	89	11
Total Estimated Demand	*1414*	*1465*	*51*	*6190*	*3646*	*-2544*	*7604*	*5111*	*-2493*
Low Total	742	622	-120	4817	2773	-2044	5559	3395	-2164
High Total	2085	2308	223	7568	4518	-3048	9651	6826	-2825

Note: Total estimated demand equals the sum of estimated demand in each municipality. The low and high totals for 1987 are calculated at the regional level and are not equal to the sums of municipal low and high ranges.

TABLE 29
FAMILY DEMAND BY MUNICIPALITY SHOWING NUMBER OF BEDROOMS REQUIRED

MUNICIPALITY	NUMBER OF BEDROOMS REQUIRED ONE	TWO	THREE	FOUR	FIVE	TOTAL
OTTAWA						
Estimated Demand (Percent of family hhlds)		*51%*	*39%*	*9%*	*1%*	*100%*
Market Rent		16%	7%	4%		27%
Non-Core Subsidy		4%				4%
Shallow Core		19%	18%	4%		41%
Deep Core		12%	15%	1%	1%	29%
VANIER						
Estimated Demand (Percent of family hhlds)	*1%*	*58%*	*38%*	*3%*		*100%*
Market Rent		8%	3%			11%
Non-Core Subsidy		3%				3%
Shallow Core		20%	13%	1%		34%
Deep Core	1%	27%	22%	2%		52%
NEPEAN						
Estimated Demand (Percent of family hhlds)		*40%*	*52%*	*7%*	*1%*	*100%*
Market Rent		15%	26%	3%		44%
Non-Core Subsidy		3%	1%			4%
Shallow Core		15%	14%	3%	1%	33%
Deep Core		7%	11%	1%		19%
GLOUCESTER						
Estimated Demand (Percent of family hhlds)		*35%*	*52%*	*12%*	*1%*	*100%*
Market Rent		10%	15%	1%		26%
Non-Core Subsidy		5%				5%
Shallow Core		12%	24%	6%		42%
Deep Core		8%	13%	5%	1%	27%
CUMBERLAND						
Estimated Demand (Percent of family hhlds)		*25%*	*70%*	*5%*		*100%*
Market Rent		14%	36%			50%
Non-Core Subsidy			1%			1%
Shallow Core		7%	19%	5%		31%
Deep Core		4%	14%			18%
KANATA						
Estimated Demand (Percent of family hhlds)		*37%*	*51%*	*12%*		*100%*
Market Rent		13%	19%			32%
Non-Core Subsidy		5%	2%			7%
Shallow Core		10%	19%	7%		36%
Deep Core		9%	11%	5%		25%
Total Estimated Demand		*46%*	*45%*	*8%*	*1%*	*100%*
Market Rent		14%	12%	2%		28%
Non-Core Subsidy		4%	1%			5%
Shallow Core		17%	18%	4%		39%
Deep Core		11%	14%	2%	1%	28%

TABLE 30
NON-FAMILY DEMAND BY MUNICIPALITY SHOWING NUMBER OF BEDROOMS REQUIRED

MUNICIPALITY	NUMBER OF BEDROOMS REQUIRED ONE	TWO	THREE	TOTAL
OTTAWA				
Estimated Demand (Percent of non-family hhlds)	*50%*	*41%*	*9%*	*100%*
Market Rent	21%	12%	7%	40%
Non-Core Subsidy	2%	5%		7%
Shallow Core	18%	18%	2%	38%
Deep Core	9%	7%		16%
VANIER				
Estimated Demand (Percent of non-family hhlds)	*55%*	*37%*	*8%*	*100%*
Market Rent	9%	13%	4%	26%
Non-Core Subsidy	3%			3%
Shallow Core	33%	16%	1%	50%
Deep Core	10%	8%	3%	21%
NEPEAN				
Estimated Demand (Percent of non-family hhlds)	*38%*	*46%*	*16%*	*100%*
Market Rent	19%	28%	10%	57%
Non-Core Subsidy	4%	3%		7%
Shallow Core	15%	11%	5%	31%
Deep Core		4%	1%	5%
GLOUCESTER				
Estimated Demand (Percent of non-family hhlds)	*31%*	*57%*	*12%*	*100%*
Market Rent	20%	20%	5%	45%
Non-Core Subsidy	4%	4%		8%
Shallow Core	4%	26%	4%	34%
Deep Core	3%	7%	3%	13%
CUMBERLAND				
Estimated Demand (Percent of non-family hhlds)	*12%*	*67%*	*21%*	*100%*
Market Rent	12%	39%	13%	64%
Non-Core Subsidy		8%		8%
Shallow Core		20%	4%	24%
Deep Core			4%	4%
KANATA				
Estimated Demand (Percent of non-family hhlds)	*26%*	*63%*	*11%*	*100%*
Market Rent	11%	26%		37%
Non-Core Subsidy				0%
Shallow Core	12%	14%	5%	31%
Deep Core	3%	23%	6%	32%
Total Estimated Demand	*48%*	*42%*	*10%*	*100%*
Market Rent	20%	14%	7%	41%
Non-Core Subsidy	2%	4%		6%
Shallow Core	18%	17%	2%	37%
Deep Core	8%	7%	1%	16%

TABLE 31

Average Income: Deep Core Subsidy
(dollars per year)

Type of Household			
Persons per Household	Senior	Family	Non-Family
1	7,414		5,300
2	12,028	7,894	7,458
3		10,428	9,302
4		10,765	11,479
5		12,220	14,400
6		13,930	
7		14,684	

TABLE 32

Average Income: Shallow Core Subsidy, Non-Core Subsidy and Market Rent
(dollars per year)

HOUSEHOLD SIZE	SENIORS			FAMILY			NON-FAMILY		
	Shallow Core	Non-Core	Market Rent	Shallow Core	Non-Core	Market Rent	Shallow Core	Non-Core	Market Rent
1	13,652	20,123	29,711				13,341	20,090	32,200
2	16,768	19,986	33,750	15,109	24,000	29,506	16,847	23,722	34,507
3				19,391	23,987	42,212	19,040	23,807	34,065
4				20,368	26,400	40,016	21,553	24,000	35,252
5				25,661	26,320	45,520			
6				25,628		55,243			
7						63,840			34,872

TABLE 33
Locational Preferences

Preferred Location	Current Place of Residence (demand for units)						
	Ottawa (7166)	Vanier (793)	Nepean (1489)	Gloucester (935)	Cumberland (115)	Kanata (150)	Total (10648)
Ottawa Central Area	68%	41%	19%	17%	15%	12%	53%
Ottawa East Suburbs	31%	55%	6%	47%	41%	12%	31%
Ottawa West Suburbs	41%	14%	4%	12%	14%	48%	40%
Ottawa South Suburbs	36%	22%	24%	19%	23%	9%	31%
Vanier	20%	82%	5%	26%	14%	2%	23%
Nepean Inside Greenbelt	19%	7%	81%	11%	12%	39%	26%
Nepean Barrhaven	10%	3%	39%	5%	12%	22%	13%
Gloucester Inside Greenbelt	12%	20%	9%	56%	35%	10%	16%
Gloucester Orleans	8%	15%	3%	56%	78%	6%	13%
Cumberland Orleans	2%	4%	1%	15%	49%	3%	4%
Urban Kanata	6%	3%	22%	3%	17%	76%	9%
Kanata Rural, RMOC	9%	4%	16%	10%	22%	17%	10%
Outside RMOC	5%	5%	5%	4%	10%	9%	5%

eg. 68% Ottawa households that demanded non-profit housing, indicated central Ottawa as a preferred location.

TABLE 34
FIVE YEAR DEMAND
REGIONAL DEMAND BY HOUSEHOLD TYPE(3) AND SUBSIDY LEVEL

HOUSEHOLD TYPE	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
		SUBSIDY LEVEL			
SENIOR					
Estimated Demand (Units)	*751*	*174*	*989*	*413*	*2327*
Low Range	448	19	634	174	1275
High Range	1053	329	1344	652	3378
FAMILY					
Estimated Demand (Units)	*1219*	*144*	*1523*	*1134*	*4020*
Low Range	921	63	1190	871	3045
High Range	1518	225	1856	1397	4996
NON-FAMILY					
Estimated Demand (Units)	*2439*	*438*	*2193*	*950*	*6021*
Low Range	1827	160	1613	568	4168
High Range	3052	717	2773	1333	7875
Total Estimated Demand	*4409*	*756*	*4705*	*2498*	*12368*
Low Total	3196	242	3437	1612	8488
High Total	5623	1270	5973	3383	16249

TABLE 35
DEMAND FOR ACCESSIBLE UNITS

MUNICIPALITY	SUBSIDY LEVEL: MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
OTTAWA					
Estimated Demand (Units)	*97*	*105*	*222*	*126*	*550*
VANIER					
Estimated Demand (Units)	*21*	*2*	*30*	*59*	*111*
NEPEAN					
Estimated Demand (Units)	*23*	*13*	*66*	*59*	*126*
GLOUCESTER					
Estimated Demand (Units)	*21*	*4*	*23*	*20*	*68*
CUMBERLAND					
Estimated Demand (Units)				*1*	*1*
KANATA					
Estimated Demand (Units)	*12*		*1*	*4*	*18*
Total Estimated Demand	*176*	*123*	*342*	*234*	*875*